

072.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

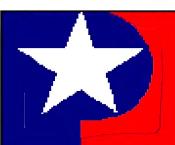
758,400 / 758,400

USE VALUE:

758,400 / 758,400

ASSESSED:

758,400 / 758,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
9		SORENSEN CT, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KUTSOVSKY YAKOV

Owner 2: KUTSOVSKAYA MARINA

Owner 3:

Street 1: 9 SORENSEN CT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Wood Shingle Exterior and 1974 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6477	Sq. Ft.	Site			0	70.	0.95	12									430,018						430,000	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				45882	
101								Building Value				GIS Ref	
6477.000								Yard Items				GIS Ref	
328,400								Land Value				Insp Date	
430,000								Total Value				09/18/18	
758,400												09/18/18	
Total Card												Entered Lot Size	
0.149													
Total Parcel													
0.149													
Source: Market Adj Cost								Total Value per SQ unit /Card:				384.19	
								/Parcel:				384.19	
								Land Unit Type:					

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	328,400	0	6,477.	430,000	758,400		Year end	12/23/2021
2021	101	FV	319,500	0	6,477.	430,000	749,500		Year End Roll	12/10/2020
2020	101	FV	319,500	0	6,477.	430,000	749,500	749,500	Year End Roll	12/18/2019
2019	101	FV	245,000	0	6,477.	399,300	644,300	644,300	Year End Roll	1/3/2019
2018	101	FV	245,000	0	6,477.	399,300	644,300	644,300	Year End Roll	12/20/2017
2017	101	FV	245,000	0	6,477.	350,200	595,200	595,200	Year End Roll	1/3/2017
2016	101	FV	245,000	0	6,477.	319,400	564,400	564,400	Year End	1/4/2016
2015	101	FV	237,300	0	6,477.	282,600	519,900	519,900	Year End Roll	12/11/2014

## Parcel ID

072.0-0006-0002.0

6106!

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GINGRANDE ARTHU	28719-104		6/17/1998		281,000	No	No	Y	

## TAX DISTRICT

## PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/25/2005	419	Redo Bat	14,000			G6	GR FY06		9/18/2018	MEAS&NOTICE	PH	Patrick H
5/28/2004	422	Redo Kit	20,480						1/10/2009	Meas/Inspect	372	PATRIOT
10/18/1995	599		6,000					FINISH BSMT ROOM +	11/13/1999	Inspected	256	PATRIOT
									11/3/1999	Mailer Sent		
									10/18/1999	Measured	256	PATRIOT
									8/2/1993		KT	

## ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																			
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	PDAS:					30																		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	15 %	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl: 2	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units 1																
Location:	Total Units:	Floor:	% Own:	NAME	Exterior:	No Unit	RMS	BRS	FL																						
Alt LUC:	Alt %:	Name:	Interior:	1	8	4																									
Jurisdict:	Fact: .	Plumbing:	Additions:																												
Const Mod:	Lump Sum Adj:	Electric:	Kitchen: 2004																												
				Heating:	Baths: 2005																										
				General:																											
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																			
Grade: C - Average	Year Blt: 1962	Eff Yr Blt:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL																			
Alt LUC:	Alt %:							Interior:	1	8	4																				
Jurisdict:	Fact: .							Additions:																							
Const Mod:	Lump Sum Adj:							Kitchen:	2004																						
								Baths:	2005																						
								Plumbing:																							
								Electric:																							
								Heating:																							
								General:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional:		Economic:		Special:		Override:		Total: 26.4 %	Basic \$ / SQ: 140.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
														Size Adj.: 1.35000002						SFL	Second Floor	750	188.980	141,736	BMT	100	RRM	70	A		
														Const Adj.: 0.99989998						BMT	Basement	720	82.490	59,393	FFL						
														Adj \$ / SQ: 188.981						FFL	First Floor	720	188.980	136,066							
														Other Features: 109000																	
														Grade Factor: 1.00																	
														NBHD Inf: 1.00000000																	
														NBHD Mod:																	
														LUC Factor: 1.00																	
														Adj Total: 446195																	
														Depreciation: 117796																	
														Depreciated Total: 328400																	
<b>MOBILE HOME</b>				Make: [ ]				Model: [ ]				Serial # [ ]				Year: [ ]				Color: [ ]				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>			
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 072-0-0006-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													
2	Frame Shed	D	Y	1	8X10	A	AV	1972	0.00	T	37.6	101																			
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]																			